HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Gatineau[1]

Date Released: First Quarter 2017

Housing market intelligence you can count on

[1] Quebec part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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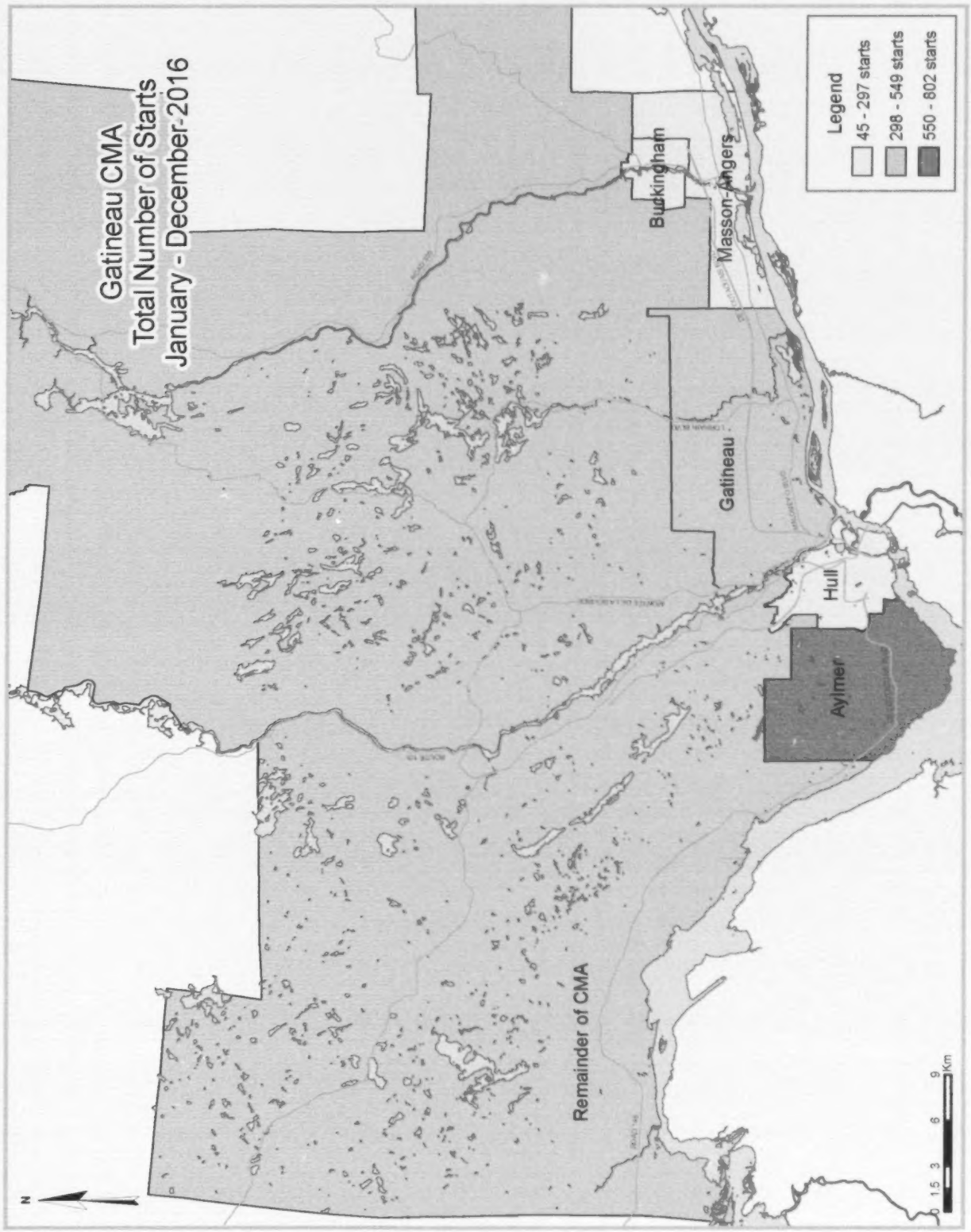
Gatineau CMA
Total Number of Starts
January - December-2016
Legend
45 - 297 starts
298 - 549 starts
550 - 802 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	422	375	357	222	1,027	356	362	476
Multiples	1,162	1,444	3,492	924	1,260	1,630	1,528	1,634
Total	1,584	1,819	3,849	1,146	2,287	1,986	1,890	2,110
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	414	477	109	136	24.8%	422	375	-11.1%
Multiples	1,378	1,920	239	473	97.9%	1,162	1,444	24.3%
Total	1,792	2,397	348	609	75.0%	1,584	1,819	14.8%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion)
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	136	52	42	0	0	228	0	151	609
Q4 2015	109	70	20	0	0	38	0	111	348
% Change	24.8	-25.7	110.0	n/a	n/a	**	n/a	36.0	75.0
Year-to-date 2016	375	218	119	0	0	491	0	616	1,819
Year-to-date 2015	422	330	101	0	23	263	0	445	1,584
% Change	-11.1	-33.9	17.8	n/a	-100.0	86.7	n/a	38.4	14.8
UNDER CONSTRUCTION									
Q4 2016	168	46	94	0	0	369	0	387	1,064
Q4 2015	176	66	48	0	0	179	0	247	716
% Change	-4.5	-30.3	95.8	n/a	n/a	106.1	n/a	56.7	48.6
COMPLETIONS									
Q4 2016	168	62	12	0	0	74	0	119	435
Q4 2015	142	74	48	0	4	31	2	154	455
% Change	18.3	-16.2	-75.0	n/a	-100.0	138.7	-100.0	-22.7	-4.4
Year-to-date 2016	382	234	67	0	0	289	0	547	1,519
Year-to-date 2015	438	338	122	0	38	506	2	301	1,745
% Change	-12.8	-30.8	-45.1	n/a	-100.0	-42.9	-100.0	81.7	-13.0
COMPLETED & NOT ABSORBED									
Q4 2016	88	53	22	0	0	157	n/a	n/a	320
Q4 2015	58	84	55	0	20	180	n/a	n/a	397
% Change	51.7	-36.9	-60.0	n/a	-100.0	-12.8	n/a	n/a	-19.4
ABSORBED									
Q4 2016	151	58	24	0	1	55	n/a	n/a	289
Q4 2015	136	95	30	0	12	81	n/a	n/a	354
% Change	11.0	-38.9	-20.0	n/a	-91.7	-32.1	n/a	n/a	-18.4
Year-to-date 2016	352	265	100	0	20	312	n/a	n/a	1,049
Year-to-date 2015	431	336	120	0	58	584	n/a	n/a	1,529
% Change	-18.3	-21.1	-16.7	n/a	-65.5	-46.6	n/a	n/a	-31.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q4 2016	22	52	42	0	0	228	0	145	489
Q4 2015	38	70	20	0	0	38	0	105	271
Aylmer									
Q4 2016	9	22	36	0	0	126	0	0	193
Q4 2015	11	30	18	0	0	38	0	78	175
Hull									
Q4 2016	0	0	0	0	0	94	0	111	205
Q4 2015	10	0	2	0	0	0	0	0	12
Gatineau									
Q4 2016	9	20	6	0	0	8	0	34	77
Q4 2015	16	36	0	0	0	0	0	27	79
Buckingham									
Q4 2016	0	6	0	0	0	0	0	0	6
Q4 2015	0	2	0	0	0	0	0	0	2
Masson-Angers									
Q4 2016	4	4	0	0	0	0	0	0	8
Q4 2015	1	2	0	0	0	0	0	0	3
Rest of the CMA (Quebec portion)									
Q4 2016	114	0	0	0	0	0	0	6	120
Q4 2015	71	0	0	0	0	0	0	6	77
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2016	136	52	42	0	0	228	0	151	609
Q4 2015	109	70	20	0	0	38	0	111	348

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q4 2016	27	46	92	0	0	369	0	379	913
Q4 2015	82	66	48	0	0	179	0	247	622
Aylmer									
Q4 2016	10	18	82	0	0	228	0	105	443
Q4 2015	23	30	42	0	0	80	0	103	278
Hull									
Q4 2016	4	0	0	0	0	133	0	120	257
Q4 2015	39	2	2	0	0	31	0	0	74
Gatineau									
Q4 2016	10	18	6	0	0	8	0	104	146
Q4 2015	19	32	4	0	0	60	0	35	150
Buckingham									
Q4 2016	0	6	0	0	0	0	0	50	56
Q4 2015	0	2	0	0	0	0	0	109	111
Masson-Angers									
Q4 2016	3	4	4	0	0	0	0	0	11
Q4 2015	1	0	0	0	0	8	0	0	9
Rest of the CMA (Quebec portion)									
Q4 2016	141	0	2	0	0	0	0	8	151
Q4 2015	94	0	0	0	0	0	0	0	94
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2016	168	46	94	0	0	369	0	387	1,064
Q4 2015	176	66	48	0	0	179	0	247	716

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q4 2016	31	52	12	0	0	74	0	117	286
Q4 2015	54	70	46	0	4	31	2	154	361
Aylmer									
Q4 2016	16	24	12	0	0	66	0	100	218
Q4 2015	18	12	33	0	4	12	0	43	122
Hull									
Q4 2016	1	0	0	0	0	0	0	4	5
Q4 2015	15	0	2	0	0	0	0	13	30
Gatineau									
Q4 2016	12	22	0	0	0	8	0	13	55
Q4 2015	16	50	11	0	0	19	0	97	193
Buckingham									
Q4 2016	0	0	0	0	0	0	0	0	0
Q4 2015	1	0	0	0	0	0	2	1	4
Masson-Angers									
Q4 2016	2	6	0	0	0	0	0	0	8
Q4 2015	4	8	0	0	0	0	0	0	12
Rest of the CMA (Quebec portion)									
Q4 2016	137	10	0	0	0	0	0	2	149
Q4 2015	88	4	2	0	0	0	0	0	94
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2016	168	62	12	0	0	74	0	119	435
Q4 2015	142	74	48	0	4	31	2	154	455

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q4 2016	40	48	22	0	0	157	n/a	n/a	267
Q4 2015	45	83	55	0	20	180	n/a	n/a	383
Aylmer									
Q4 2016	8	15	13	0	0	91	n/a	n/a	127
Q4 2015	8	21	44	0	20	88	n/a	n/a	181
Hull									
Q4 2016	27	0	0	0	0	16	n/a	n/a	43
Q4 2015	29	2	0	0	0	70	n/a	n/a	101
Gatineau									
Q4 2016	4	23	9	0	0	50	n/a	n/a	86
Q4 2015	5	49	11	0	0	22	n/a	n/a	87
Buckingham									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	0	1	0	0	0	0	n/a	n/a	1
Masson-Angers									
Q4 2016	1	10	0	0	0	0	n/a	n/a	11
Q4 2015	3	10	0	0	0	0	n/a	n/a	13
Rest of the CMA (Quebec portion)									
Q4 2016	48	5	0	0	0	0	n/a	n/a	53
Q4 2015	13	1	0	0	0	0	n/a	n/a	14
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2016	88	53	22	0	0	157	n/a	n/a	320
Q4 2015	58	84	55	0	20	180	n/a	n/a	397

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q4 2016	45	53	24	0	1	55	n/a	n/a	178
Q4 2015	47	90	26	0	12	81	n/a	n/a	256
Aylmer									
Q4 2016	14	17	22	0	1	37	n/a	n/a	91
Q4 2015	19	37	17	0	12	55	n/a	n/a	140
Hull									
Q4 2016	17	0	0	0	0	7	n/a	n/a	24
Q4 2015	5	0	2	0	0	14	n/a	n/a	21
Gatineau									
Q4 2016	11	29	2	0	0	11	n/a	n/a	53
Q4 2015	17	45	7	0	0	9	n/a	n/a	78
Buckingham									
Q4 2016	0	2	0	0	0	0	n/a	n/a	2
Q4 2015	2	5	0	0	0	3	n/a	n/a	10
Masson-Angers									
Q4 2016	3	5	0	0	0	0	n/a	n/a	8
Q4 2015	4	3	0	0	0	0	n/a	n/a	7
Rest of the CMA (Quebec portion)									
Q4 2016	106	5	0	0	0	0	n/a	n/a	111
Q4 2015	89	5	4	0	0	0	n/a	n/a	98
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2016	151	58	24	0	1	55	n/a	n/a	289
Q4 2015	136	95	30	0	12	81	n/a	n/a	354

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Quebec portion) 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	375	218	119	0	0	491	0	616	1,819
% Change	-11.1	-33.9	17.8	n/a	-100.0	86.7	n/a	38.4	14.8
2015	422	330	101	0	23	263	0	445	1,584
% Change	-11.9	17.0	-46.6	n/a	-67.6	-51.7	n/a	31.7	-16.8
2014	479	282	189	0	71	544	0	338	1,903
% Change	0.8	36.9	-6.4	n/a	91.9	19.6	-100.0	-38.0	-1.1
2013	475	206	202	0	37	455	4	545	1,924
% Change	-31.0	-55.4	-25.5	n/a	19.4	-22.4	0.0	-24.0	-30.3
2012	688	462	271	0	31	586	4	717	2,759
% Change	-12.2	18.5	-4.9	n/a	**	6.0	n/a	161.7	14.0
2011	784	390	285	0	4	553	0	274	2,420
% Change	-13.8	-48.0	31.3	n/a	-69.2	31.0	-100.0	-17.5	-9.9
2010	910	750	217	0	13	422	7	332	2,687
% Change	-13.8	3.0	-12.9	n/a	n/a	-34.1	-79.4	-5.7	-13.8
2009	1,056	728	249	0	0	640	34	352	3,116
% Change	-5.7	4.3	19.1	n/a	-100.0	31.4	183.3	-46.3	-5.7
2008	1,120	698	209	0	45	487	12	656	3,304
% Change	8.0	56.5	-24.0	n/a	-31.8	54.1	-50.0	9.0	18.5
2007	1,037	446	275	0	66	316	24	602	2,788

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
City of Gatineau	22	38	52	70	40	18	375	145	489	271	80.4
Aylmer	9	11	22	30	36	18	126	116	193	175	10.3
Hull	0	10	0	0	0	0	205	2	205	12	**
Gatineau	9	16	20	36	4	0	44	27	77	79	-2.5
Buckingham	0	0	6	2	0	0	0	0	6	2	200.0
Masson-Angers	4	1	4	2	0	0	0	0	8	3	166.7
Rest of the CMA (Quebec portion)	114	71	0	0	0	0	6	6	120	77	55.8
Ottawa-Gatineau CMA (Quebec portion)	136	109	52	70	40	18	381	151	609	348	75.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
City of Gatineau	81	177	202	314	113	106	1100	715	1496	1312	14.0
Aylmer	46	62	50	98	102	93	604	328	802	581	38.0
Hull	1	56	0	4	0	0	262	46	263	106	148.1
Gatineau	26	49	112	178	7	13	180	224	325	464	-30.0
Buckingham	1	2	10	16	0	0	50	109	61	127	-52.0
Masson-Angers	7	8	30	18	4	0	4	8	45	34	32.4
Rest of the CMA (Quebec portion)	294	245	16	16	0	0	13	11	323	272	18.8
Ottawa-Gatineau CMA (Quebec portion)	375	422	218	330	113	106	1,113	726	1,819	1,584	14.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
City of Gatineau	40	18	0	0	230	40	145	105
Aylmer	36	18	0	0	126	38	0	78
Hull	0	0	0	0	94	2	111	0
Gatineau	4	0	0	0	10	0	34	27
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	0	6	6
Ottawa-Gatineau CMA (Quebec portion)	40	18	0	0	230	40	151	111

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	113	106	0	0	493	277	607	438
Aylmer	102	93	0	0	342	168	262	160
Hull	0	0	0	0	133	33	129	13
Gatineau	7	13	0	0	18	76	162	148
Buckingham	0	0	0	0	0	0	50	109
Masson-Angers	4	0	0	0	0	0	4	8
Rest of the CMA (Quebec portion)	0	0	0	0	4	4	9	7
Ottawa-Gatineau CMA (Quebec portion)	113	106	0	0	497	281	616	445

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
City of Gatineau	116	128	228	38	145	105	489	271
Aylmer	67	59	126	38	0	78	193	175
Hull	0	12	94	0	111	0	205	12
Gatineau	35	52	8	0	34	27	77	79
Buckingham	6	2	0	0	0	0	6	2
Masson-Angers	8	3	0	0	0	0	8	3
Rest of the CMA (Quebec portion)	114	71	0	0	6	6	120	77
Ottawa-Gatineau CMA (Quebec portion)	230	199	228	38	151	111	609	348

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	398	588	491	286	607	438	1,496	1,312
Aylmer	198	234	342	187	262	160	802	581
Hull	1	62	133	31	129	13	263	106
Gatineau	147	248	16	68	162	148	325	464
Buckingham	11	18	0	0	50	109	61	127
Masson-Angers	41	26	0	0	4	8	45	34
Rest of the CMA (Quebec portion)	314	265	0	0	9	7	323	272
Ottawa-Gatineau CMA (Quebec portion)	712	853	491	286	616	445	1,819	1,584

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
City of Gatineau	31	54	52	72	12	46	191	189	286	361	-20.8
Aylmer	16	18	24	12	12	37	166	55	218	122	78.7
Hull	1	15	0	0	0	0	4	15	5	30	-83.3
Gatineau	12	16	22	50	0	9	21	118	55	193	-71.5
Buckingham	0	1	0	2	0	0	0	1	0	4	-100.0
Masson-Angers	2	4	6	8	0	0	0	0	8	12	-33.3
Rest of the CMA (Quebec portion)	137	88	10	4	0	0	2	2	149	94	58.5
Ottawa-Gatineau CMA (Quebec portion)	168	142	62	76	12	46	193	191	435	455	-4.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
City of Gatineau	135	167	220	316	63	132	835	821	1253	1436	-12.7
Aylmer	59	68	62	92	56	113	426	386	603	659	-8.5
Hull	35	44	0	8	0	0	133	189	168	241	-30.3
Gatineau	35	44	126	180	7	19	155	245	323	488	-33.8
Buckingham	1	3	6	14	0	0	109	1	116	18	**
Masson-Angers	5	8	26	22	0	0	12	0	43	30	43.3
Rest of the CMA (Quebec portion)	247	271	14	24	0	0	5	14	266	309	-13.9
Ottawa-Gatineau CMA (Quebec portion)	382	438	234	340	63	132	840	835	1,519	1,745	-13.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
City of Gatineau	12	46	0	0	74	35	117	154
Aylmer	12	37	0	0	66	12	100	43
Hull	0	0	0	0	0	2	4	13
Gatineau	0	9	0	0	8	21	13	97
Buckingham	0	0	0	0	0	0	0	1
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	2	2	0
Ottawa-Gatineau CMA (Quebec portion)	12	46	0	0	74	37	119	154

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	63	132	0	0	293	524	542	297
Aylmer	56	113	0	0	184	306	242	80
Hull	0	0	0	0	33	145	100	44
Gatineau	7	19	0	0	68	73	87	172
Buckingham	0	0	0	0	0	0	109	1
Masson-Angers	0	0	0	0	8	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	10	5	4
Ottawa-Gatineau CMA (Quebec portion)	63	132	0	0	293	534	547	301

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
City of Gatineau	95	170	74	35	117	156	286	361
Aylmer	52	63	66	16	100	43	218	122
Hull	1	17	0	0	4	13	5	30
Gatineau	34	77	8	19	13	97	55	193
Buckingham	0	1	0	0	0	3	0	4
Masson-Angers	8	12	0	0	0	0	8	12
Rest of the CMA (Quebec portion)	147	94	0	0	2	0	149	94
Ottawa-Gatineau CMA (Quebec portion)	242	264	74	35	119	156	435	455

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	422	593	289	544	542	299	1,253	1,436
Aylmer	179	237	182	342	242	80	603	659
Hull	37	54	31	143	100	44	168	241
Gatineau	168	257	68	59	87	172	323	488
Buckingham	7	15	0	0	109	3	116	18
Masson-Angers	31	30	8	0	4	0	43	30
Rest of the CMA (Quebec portion)	261	305	0	0	5	4	266	309
Ottawa-Gatineau CMA (Quebec portion)	683	898	289	544	547	303	1,519	1,745

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q4 2016	0	0.0	3	8.3	16	44.4	15	41.7	2	5.6	36	382,500	415,339
Q4 2015	0	0.0	2	6.7	13	43.3	9	30.0	6	20.0	30	380,000	416,097
Year-to-date 2016	0	0.0	10	8.8	39	34.5	39	34.5	25	22.1	113	382,500	419,116
Year-to-date 2015	0	0.0	7	5.1	43	31.4	41	29.9	46	33.6	137	450,000	468,349
Aylmer													
Q4 2016	0	0.0	0	0.0	3	30.0	5	50.0	2	20.0	10	-	-
Q4 2015	0	0.0	0	0.0	4	28.6	4	28.6	6	42.9	14	-	-
Year-to-date 2016	0	0.0	0	0.0	11	22.9	14	29.2	23	47.9	48	-	-
Year-to-date 2015	0	0.0	1	1.5	11	16.7	17	25.8	37	56.1	66	-	-
Hull													
Q4 2016	0	0.0	0	0.0	11	64.7	6	35.3	0	0.0	17	-	385,766
Q4 2015	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	22	61.1	14	38.9	0	0.0	36	-	383,628
Year-to-date 2015	0	0.0	0	0.0	11	50.0	10	45.5	1	4.5	22	-	371,320
Gatineau													
Q4 2016	0	0.0	2	33.3	0	0.0	4	66.7	0	0.0	6	-	-
Q4 2015	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	8	-	-
Year-to-date 2016	0	0.0	4	19.0	4	19.0	11	52.4	2	9.5	21	-	-
Year-to-date 2015	0	0.0	3	7.7	16	41.0	13	33.3	7	17.9	39	-	-
Buckingham													
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	-	-
Masson-Angers													
Q4 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Q4 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	-	-
Year-to-date 2015	0	0.0	1	16.7	4	66.7	0	0.0	1	16.7	6	-	-
Rest of the CMA (Quebec portion)													
Q4 2016	1	2.4	7	16.7	13	31.0	6	14.3	15	35.7	42	360,000	464,709
Q4 2015	0	0.0	6	27.3	7	31.8	6	27.3	3	13.6	22	-	381,592
Year-to-date 2016	1	1.3	16	20.8	26	33.8	11	14.3	23	29.9	77	360,000	464,709
Year-to-date 2015	5	3.1	34	21.3	51	31.9	34	21.3	36	22.5	160	-	376,997
Ottawa-Gatineau CMA (Quebec portion)													
Q4 2016	1	1.3	10	12.8	29	37.2	21	26.9	17	21.8	78	395,000	425,518
Q4 2015	0	0.0	8	15.4	20	38.5	15	28.8	9	17.3	52	385,000	408,087
Year-to-date 2016	1	0.5	26	13.7	65	34.2	50	26.3	48	25.3	190	400,000	427,586
Year-to-date 2015	5	1.7	41	13.8	94	31.6	75	25.3	82	27.6	297	400,000	429,368

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
City of Gatineau	415,339	416,097	-0.2	419,116	468,349	-10.5
Aylmer	-	-	n/a	-	-	n/a
Hull	385,766	-	n/a	383,628	371,320	3.3
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	464,709	381,592	21.8	464,709	376,997	23.3
Ottawa-Gatineau CMA (Quebec portion)	425,518	408,087	4.3	427,586	429,368	-0.4

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q4 2016	640	1,197	2,210	250,272	10.4	253,586	9.3
Q4 2015	574	1,280	2,415	248,782	12.6	250,452	11.1
% Change	11.5	-6.5	-8.5	0.6	n/a	1.3	n/a
YTD 2016	3,201	6,541	2,482	253,586	9.3	n/a	n/a
YTD 2015	2,834	6,738	2,630	250,451	11.1	n/a	n/a
% Change	12.9	-2.9	-5.6	1.3	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2016	91	233	561	171,636	18.5	170,128	15.4
Q4 2015	95	244	605	180,061	19.1	181,433	16.6
% Change	-4.2	-4.5	-7.3	-4.7	n/a	-6.2	n/a
YTD 2016	486	1,339	624	170,129	15.4	n/a	n/a
YTD 2015	471	1,404	651	181,433	16.6	n/a	n/a
% Change	3.2	-4.6	-4.1	-6.2	n/a	n/a	n/a
PLEX*							
Q4 2016	57	102	259	294,111	13.6	288,786	13.6
Q4 2015	61	151	267	288,826	13.1	291,684	14.4
% Change	-6.6	-32.5	-3.1	1.8	n/a	-1.0	n/a
YTD 2016	247	596	280	288,786	13.6	n/a	n/a
YTD 2015	218	609	261	291,662	14.4	n/a	n/a
% Change	13.3	-2.1	7.2	-1.0	n/a	n/a	n/a
TOTAL							
Q4 2016	789	1,540	3,042	243,260	11.6	245,020	10.4
Q4 2015	731	1,678	3,301	242,688	13.5	244,300	12.1
% Change	7.9	-8.2	-7.8	0.2	n/a	0.3	n/a
YTD 2016	3,939	8,503	3,399	245,020	10.4	n/a	n/a
YTD 2015	3,528	8,772	3,556	244,300	12.1	n/a	n/a
% Change	11.6	-3.1	-4.4	0.3	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	122.6	173.3	7.7	69.1	943
	February	567	2.89	4.74	113.8	123.9	174.5	7.9	69.7	944
	March	567	2.89	4.74	113.7	124.7	175.1	7.7	69.8	950
	April	561	2.89	4.64	113.6	124.7	175.4	7.8	69.9	946
	May	561	2.89	4.64	113.6	125.3	176.5	7.7	70.3	944
	June	561	2.89	4.64	113.6	125.2	177.8	7.6	70.7	931
	July	561	2.89	4.64	113.6	125.3	180.3	7.2	71.3	933
	August	561	2.89	4.64	113.6	125.2	182.5	6.8	71.8	936
	September	561	2.89	4.64	113.8	125.1	184.5	6.7	72.5	947
	October	561	2.89	4.64	113.9	125.2	184.4	6.5	72.4	955
	November	561	3.14	4.64	113.7	124.9	182.5	6.4	71.4	959
	December	561	3.14	4.64	113.7	124.4	181.3	6.0	70.6	965
2016	January	561	3.14	4.64	113.7	124.6	179	6.1	69.7	966
	February	561	3.14	4.64	113.7	125.1	177.1	6.3	69.2	966
	March	561	3.14	4.64	113.6	125.6	174.5	6.6	68.3	963
	April	561	3.14	4.64	113.5	126.0	173.2	6.6	67.8	980
	May	561	3.14	4.64	113.8	126.2	174.1	7.1	68.5	983
	June	561	3.14	4.64	114.0	126.0	175.2	7.3	69.0	988
	July	567	3.14	4.74	114.0	125.6	176.2	7.5	69.5	979
	August	567	3.14	4.74	114.0	125.3	174.9	7.5	68.9	991
	September	561	3.14	4.64	114.0	125.8	175.3	7.5	69.1	1,002
	October	561	3.14	4.64	114.3	125.9	176.1	7.3	69.2	1,010
	November	561	3.14	4.64	114.6	125.6	176.6	6.7	68.9	1,020
	December	561	3.14	4.64		125.2	175.8	6.1	68.1	1,027

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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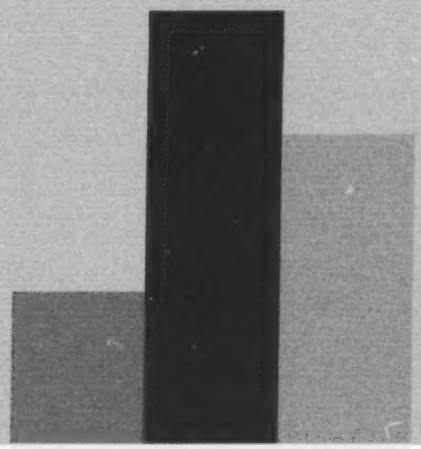

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- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
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